

**2/15/10 - Monday, February 15, 2010**

**CITY OF EAU CLAIRE  
PLAN COMMISSION MINUTES**

**Meeting of February 15, 2010**

City Hall, Council Chambers

7:00 p.m.

Members Present: Messrs. FitzGerald, Kayser, Duax, Kaiser, Seymour, Klinkhammer, Pearson, Hibbard

Staff Present: Messrs. Tufte, Reiter, Genskow

The meeting was chaired by Mr. Kaiser.

**1. REZONING (Z-1463-10) “ TR-1A to R-3P and C-2P, Prairie Park  
and  
PRELIMINARY CONDO PLAT (P-2-10) “ Prairie Park  
and  
SITE PLAN (SP-1001) “ Phase 1, Prairie Park**

Mr. Tufte reviewed the rezoning request and the revised General Development Plan for Prairie Park. The Comprehensive Plan Land Use Map>

Jim Rooney, applicant, reviewed the street connection issues with the WIS/DOT and Hwy. 53 and their requirements for spacing of the new intersection. The project is entirely privately developed with no costs to the City. He described the types of residential units as those that are most appealing in today™s market. He will propose Phase 1 residential at this time with slower development of the other phases, including the commercial.

Janelle Henning, and Mike Peterson, representing the Town of Washington, spoke in opposition. Ms. Henning described what she felt were reasons for finding the project not conforming to the Comprehensive Plan and urged the City to deny the application.

Mr. Peterson called the plan œoutrageous and it would cause future potential conflicts.

Doug Reace, 615 Summit Street, spoke in opposition, stating he felt this project contributes to urban sprawl and competes with other projects in the City.

Douglas Graff, 5386 Graff Road, stated he is concerned about conflicts with residential development and surrounding farmland which he rents and owns.

John Hibbard, 1814 State Street, spoke in opposition, calling this the œworst development ever proposed in the City.. He did not sit with the commission due to conflicts of interest with his position with the Town Board.

Jerre Zimmerman, 5619 Hwy. 53, lives to the south on land which he farms and operates a commercial business. He is also concerned with the residential portion of the proposal. He would prefer a commercial/industrial use with some single-family homes.

Mr. Rooney responded that he could provide an industrial use to the site although the Comprehensive Plan calls for a commercial/residential mix. He also stated that there is no large area of multi-family available in the City at this time.

Mr. Klinkhammer moved to recommend approval of the requests with the conditions listed in the staff report. Mr. Kayser seconded and stated that he favored the Phase 1 design and layout, but in the larger picture of the City, he felt it was at odds with the Comprehensive Plan.

Mr. Duax stated the townhouse development was attractive but couldn™t support the project as presented. He then moved to postpone consideration to allow the applicant to modify and submit more information to the City. Mr. FitzGerald seconded and the motion carried. Mr. Klinkhammer voted no.

**2. CLAIREMONT AVENUE MEDICAL/EDUCATIONAL DISTRICT PLAN**

Mr. Hibbard joined the commission.

Mr. Tufte presented an overview of the process used by the consultant in preparation of this plan which was a recommendation of the Comprehensive Plan for the north side of W. Clairemont Avenue. The plan will act as a guide for future street construction, image improvements, signing, and park improvements to the area. He explained that during the process, the consultant realized that several issues had impacts on the south side of Clairemont Avenue, so the study area included the properties lying adjacent to Clairemont Avenue for consistency of plan.

Chuck Kaiser, owner of 809 W. Clairemont Avenue, which is the motel complex west of Stein Boulevard. He wanted more contact from the consultant earlier in the process. He talked about his maintenance of the hotel complex and the traffic along the frontage road. He is also concerned about the future intersection of Craig Road and the frontage road.

Jeremiah Reichert, representing the Plaza Hotel, addressed the concerns of his hotel and a possible eackage road which would separate his property from Marshfield Clinic.

Michael Bloss, owner of PM Furniture, stated that he is concerned that he will have to pay for improvements which do not benefit his business or location with the formation of a Business Improvement District.

Bob Adams, owner of the service station at 2915 Craig Road, spoke about the possible impacts of closing the frontage road at Craig Road and the planned construction of a new connection to W. MacArthur Avenue.

Randy Schneider, owner of Randy™s Restaurant, echoed the concerns stated by Mr. Adams.

Leslie Schuch, owner of Advanced Massage Therapies, is concerned with possible costs for improvements and the name of the district.

Mr. Hibbard moved to recommend adoption of the resolution with an amendment to paragraph #4 which>

### **3. SITE PLAN (PZ-1001) “ Addition, Chippewa Valley Regional Airport**

Richard Lundeen, Mead and Hunt, presented a site plan for an addition to the FBO building at Chippewa Valley Regional Airport. The plan shows a 1,500 square foot addition to the front of the building for office space and Heartland Aviation.

Mr. Klinkhammer moved to approve the site plan. Mr. FitzGerald seconded and the motion carried.

### **4. SITE PLAN (PZ-1002) “ Ground Sign, Chippewa Valley Regional Airport**

Richard Lundeen presented designs for the replacement of the existing ground sign at the entrance to the airport with LED lights at the top of the sign and a reader board. The existing sign is at a 10-foot setback. The staff report recommended a 20-foot setback to be more consistent with commercial type uses. Mr. Lundeen stated that the existing base should be used and would probably cost 6-8,000 extra dollars to replace

Mr. Klinkhammer moved to approve the site plan with the sign at the existing 10-foot setback base and all other conditions within the staff. Mr. Seymour seconded and the motion carried. Mr. Hibbard voted no.

### **5. PERMANENT EASEMENT “ Mondovi Road**

Mr. Genskow presented a request by the City for a 20™ easement to construct a relief storm sewer to serve areas on Stein Blvd. and MacArthur Avenue.

Mr. Klinkhammer moved to recommend the easement. Mr. Pearson seconded and the motion carried.

### **6. RELEASE OF EASEMENT “ Scotch Pine Court**

Mr. Genskow presented a request by a property owner for the City to release and easement at 3913 Scotch Pine Court to allow the construction of a single-family home. The easement runs

along the platted property line which has been shifted through a new CSM lot. No utilities are in the easement and there is no need for the easement.

Mr. Klinkhammer moved to recommend the release. Mr. Kayser seconded and the motion carried.

### **7. DISCUSSION “ West Riverside District Plan**

Mr. Tufte presented the Phase 1 and 2 Work Program for the West Riverside District Plan, along with the proposed boundaries of the study area which includes the Luther Hospital campus area, the West Bank Redevelopment District, and the residential neighborhood to the north and west. The first part of the study will be a conditions assessment. Mr. Hibbard doubted that a neighborhood plan could be jointly prepared with the commercial area plan given potential conflicts and needs. The staff will return with more information at a future meeting.

### **8. MINUTES**

The minutes of the meeting of January 18, 2010, were approved.

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Joe Seymour  
Secretary